

May 14, 2008

MEMORANDUM

TO: Mr. Steve Murray, P.L.S. - Tippecanoe County Surveyor

FROM: David W. Eichelberger, P.E. - CBBEL, Indianapolis

SUBJECT: Lafayette Warehouse
CBBEL Project No. 02-038 (HH)

DEVELOPER/OWNER: Castle Coch Development I, LLC

LOCATION: 40° 21' 49" Latitude
-86° 50' 07" Longitude

RECOMMENDATION: Final Approval

The applicant proposes to construct an approximately 305,000 square foot building, paved parking and dock areas on Lot 2 of the Park 350 Subdivision. The 23.01-acre site is located on the southeast corner of David Howarth Drive and Burr Swezey Drive, approximately 700 feet south of the intersection of County Road 350 South and David Howarth Drive in Wea Township. The site is part of the Park 350 Subdivision, which received final approval with conditions from the Tippecanoe County Drainage Board on July 6, 2005, and also on July 5, 2006 (after submitting revisions to the previously approved plan). Stormwater detention and post-construction stormwater quality treatment for the site are provided by the existing pond in the southern part of the Park 350 Subdivision.

Under existing conditions, the eastern half of the site drains overland to an existing ditch in the eastern part of the site which eventually discharges south into the existing detention pond for Park 350. The western half of the site sheet flows to an existing depressional area southwest of the site which overflows and eventually flows into the existing storm sewer system for Park 350 and ultimately discharges into the existing pond

The proposed project will have an indirect outlet to the J. N. Kirkpatrick Regulated Drain. There are no regulated drain crossings or encroachments proposed with this development. The project site is located within the Elliott Ditch 305(b) Priority Watershed.

This project was reviewed in memorandums dated March 18, and March 27, 2008. The project received Final Approval with Conditions at the April 2, 2008 Tippecanoe County Drainage Board Meeting. The applicant has submitted information to address the conditions of the approval and, after a review of this information; CBBEL recommends final approval of the stormwater management plan.

The applicant must still pay any final drainage review fees per Ordinance 2005-04-CM. The applicant has submitted a completed "Recorded Master Covenant and Agreement Regarding On-Site BMP Maintenance and Drainage". This agreement must still be notarized and recorded before final plan approval and sign-off will be granted by the Tippecanoe County Surveyors Office.

If no assurance is required under the Unified Subdivision Ordinance, Section 4.1, the Comprehensive Stormwater Management Ordinance of Tippecanoe County (Ordinance) still requires an assurance, made out to the Tippecanoe County Drainage Board, for an amount equal to 100% of the total costs of implementing measures required by Chapters 3, 4, and 5 of the Ordinance. See Chapter 6, Section 7 of the Ordinance for more information.

The property owner, developer, or contractor shall be required to file a three-year maintenance bond or other acceptable guarantee with the Tippecanoe County Drainage Board, prior to final approval, in an amount not to exceed ten percent (10%) of the cost of the stormwater drainage system located outside the public road right-of-ways. See Chapter 6, Section 9 of the Ordinance for more information.

No error or omission in either the plans, calculations or applications (whether said plans, calculations or applications have been reviewed by the review engineer or not) shall permit or release the applicant and designer from constructing this work in any other manner than that provided for in the County Ordinance.

pc: The Schneider Corporation
DWE/jd

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